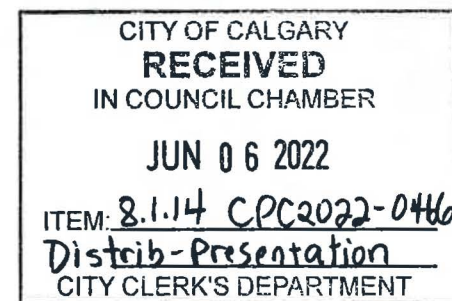


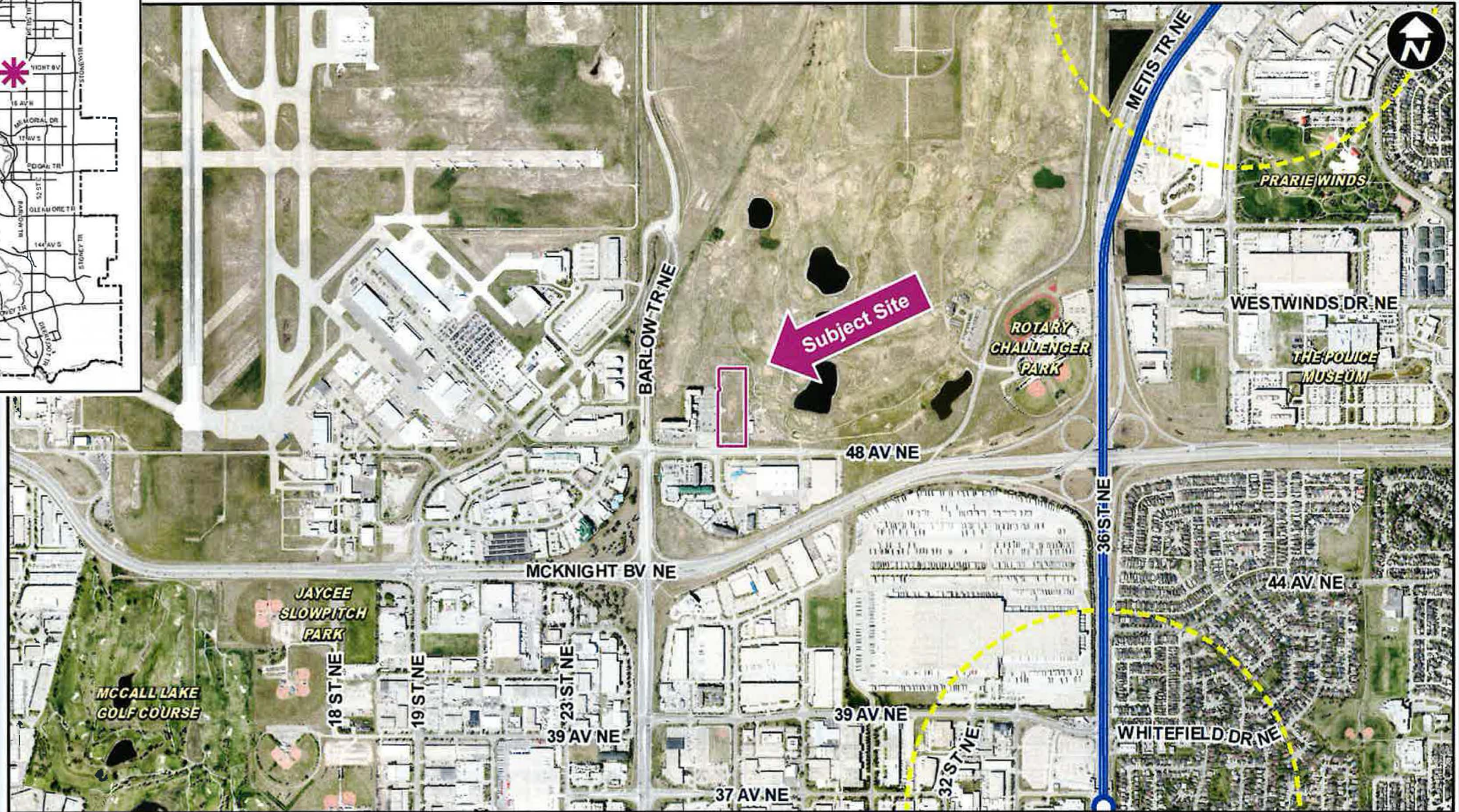
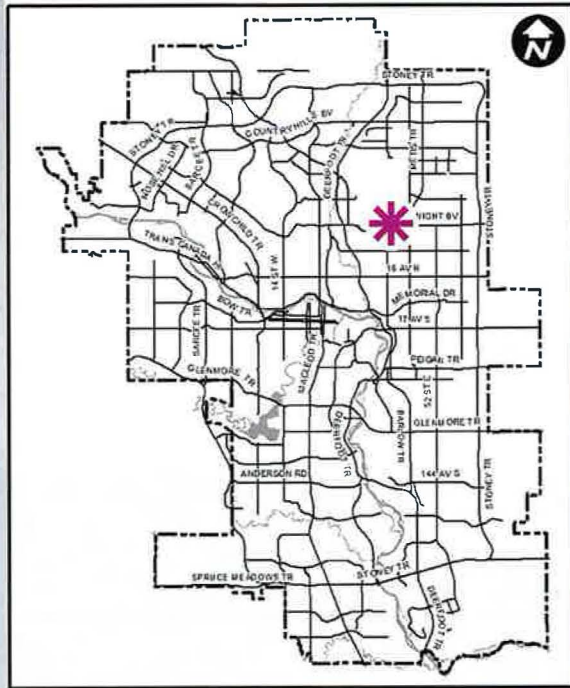


LOC2021-0205 / CPC2022-0466

Land Use Amendment

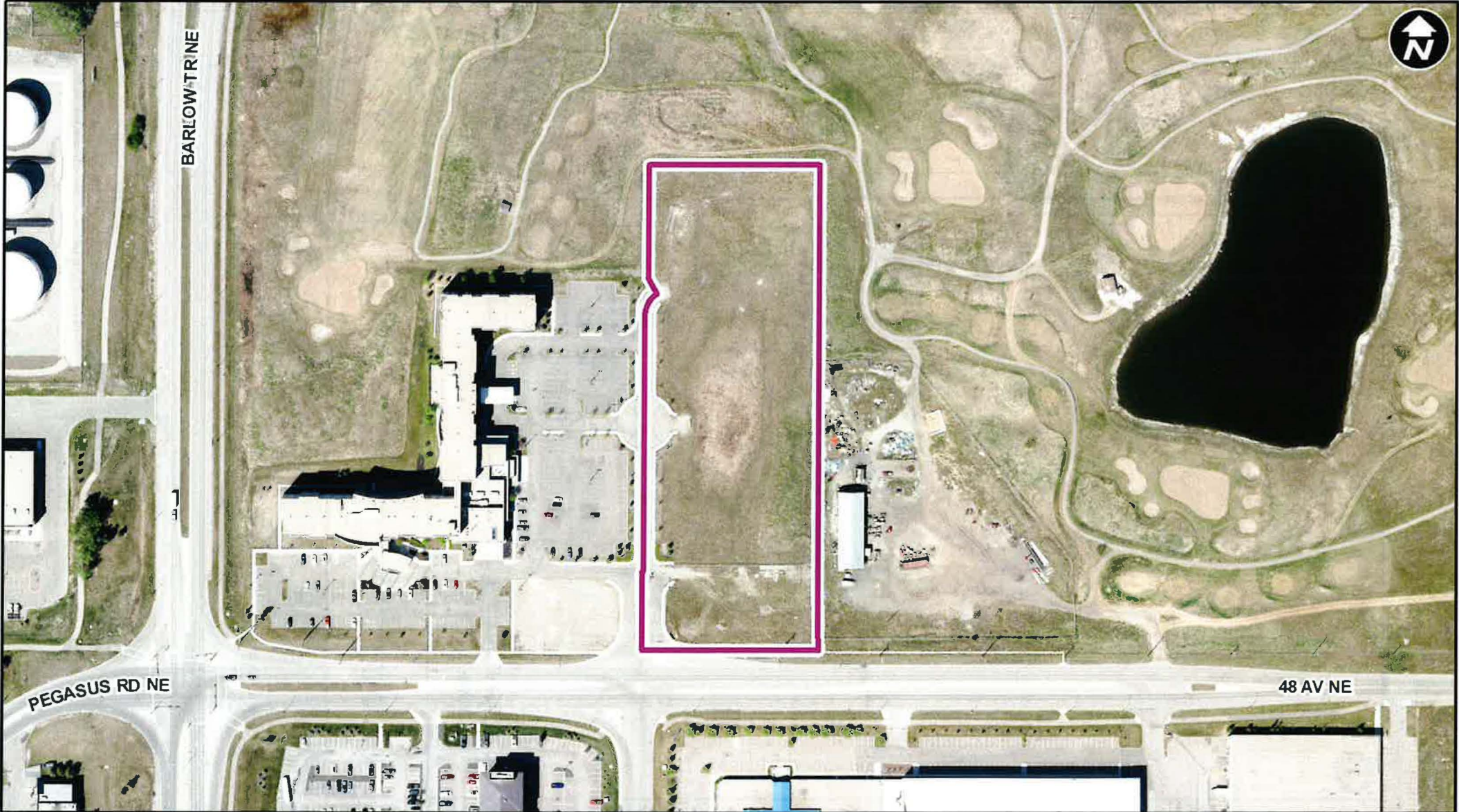
June 7, 2022





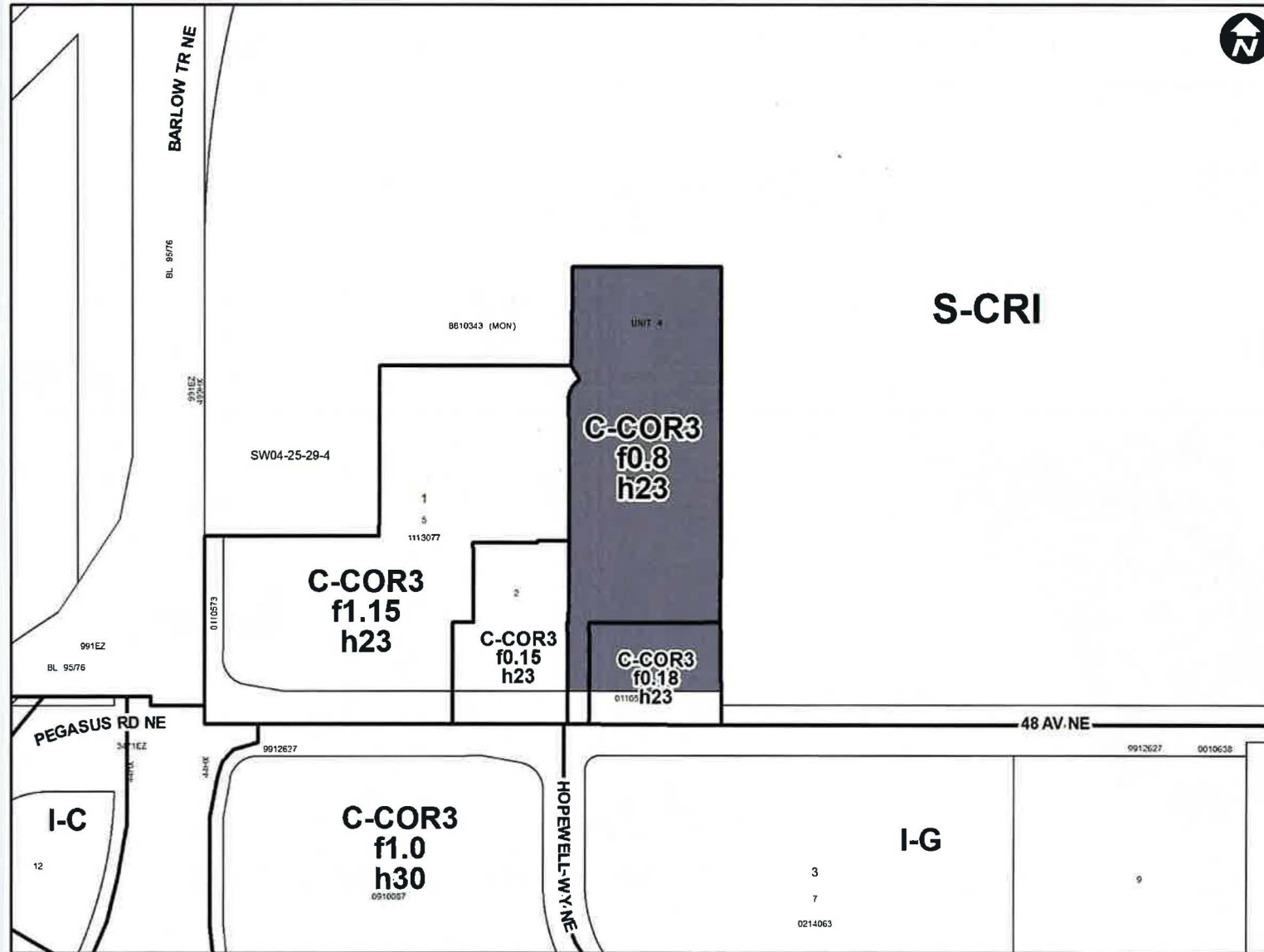
LEGEND

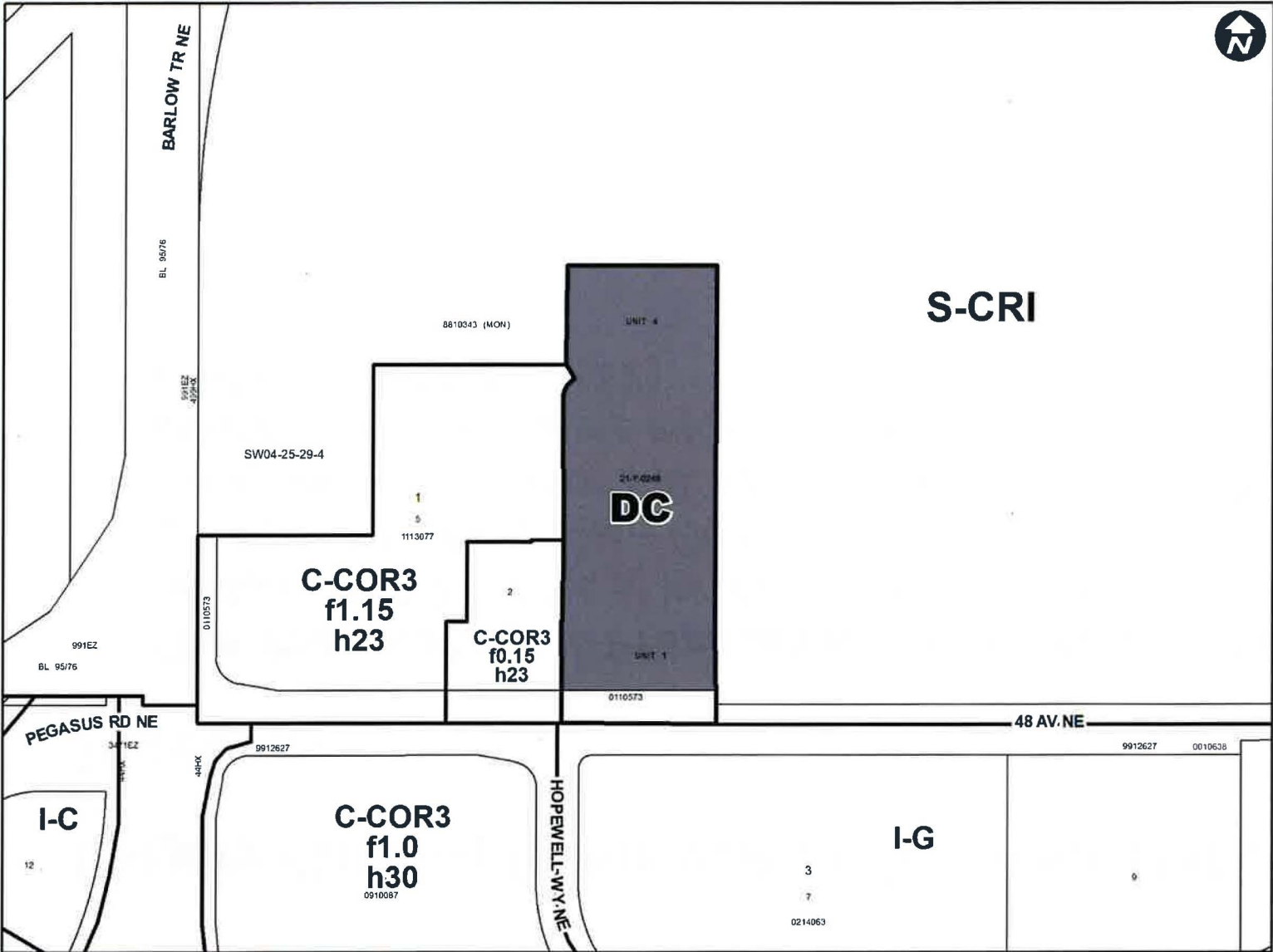
- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

1.99 ha
83m x 236m





Proposed DC District:

- Based on the Industrial – Commercial (I-C) District
- 16m max height (approximately 4 storeys)
- 2.0 FAR

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 88D2022** for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 2600 – 48 Avenue NE (Plan 2010044, Block 1, Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (CCOR3 f0.18h23) District **to** Direct Control (DC) District to accommodate additional building height and floor area ratio, with guidelines (Attachment 2).

Supplementary Slides

Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

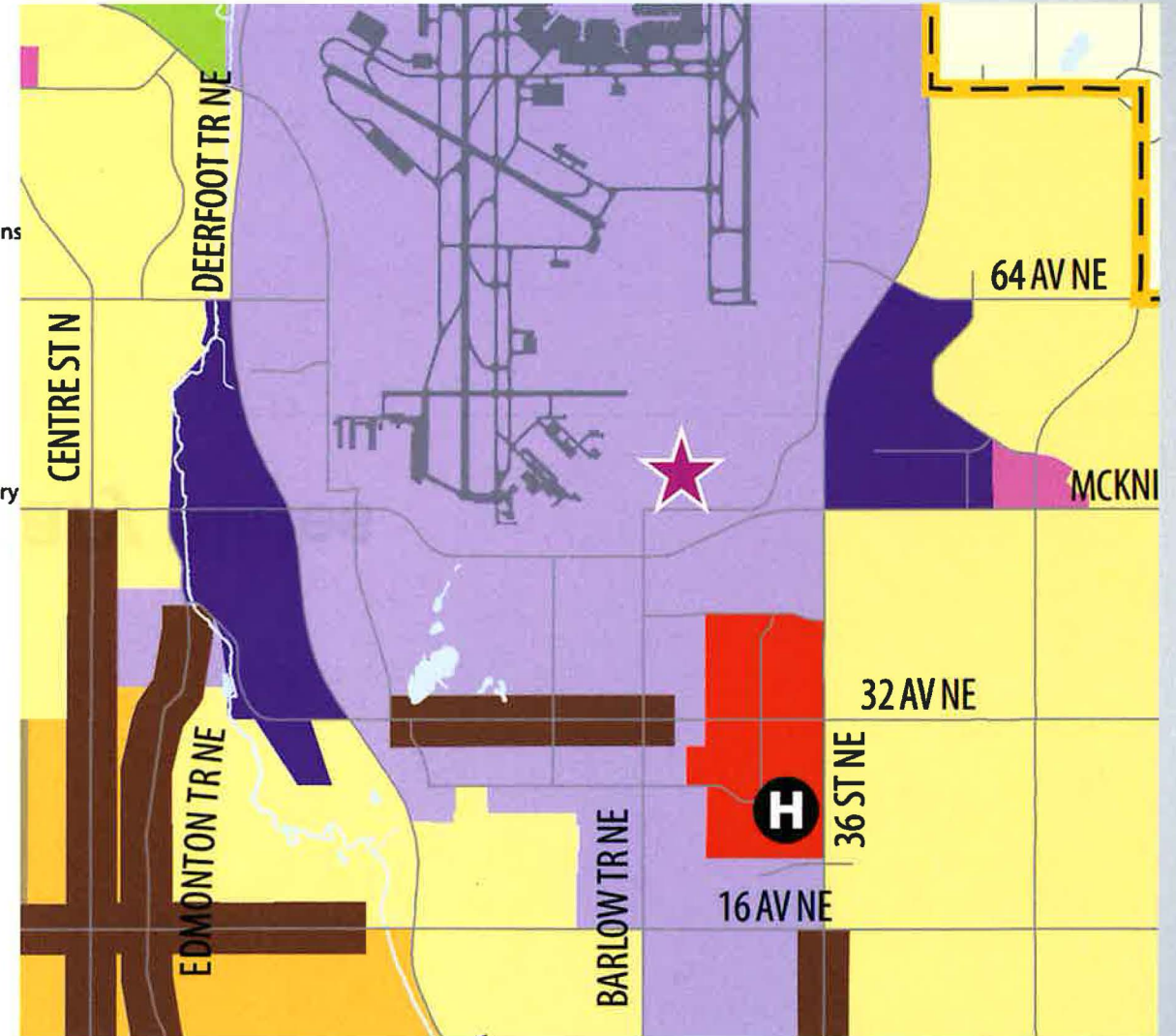
Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intens
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

★ Subject Site





LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

